CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- May 16, 2025 121 N. LaSalle, Second Floor City Council Chambers

Approval of the minutes from the April 18, 2025, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the May 16, 2025 regular meeting of the Zoning Board of Appeals.

9:00 A.M. 141-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B1-3 Rejuven8, LLC 2260-62 Clark, LLC 2262 N. Clark Street Application for a special use to establis	WARD: 43 h a hair salon.
142-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-1 1845 Esthetics, LLC Henry Spunar 6780 N. Northwest Highway, Floor 1 S Application for a special use to establis (permanent makeup) facility.	
143-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B1-1 Lucy Gonzalez / D'vine Beauty, LLC Fidel Rangel 3846 W. 79th Street Application for a special use to establis	
144-25-S APPLICANT: OWNER: PREMISES AFFECTED:	ZONING DISTRICT: B1-2 Azura Beauty Salon, LLC Chicago Title and Land Trust 3340 S. Halsted Street	WARD: 11

SUBJECT: • Approved

145-25-SZONING DISTRICT: B3-2WARD: 47APPLICANT:Heffernan Builders, LLCOWNER:Same as applicantPREMISES AFFECTED:4913 N. Damen AvenueSUBJECT:Application for a special use to establish residential use below the second floor for a proposed four-story, four-dwelling unit building with on-site parking which is located within a bus line corridor.

Application for a special use to establish a hair salon.

Approved

146-25-Z	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	Heffernan Builders, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4913 N. Damen Avenue	
SUBJECT:	Application for a variation to allow	v the on-site parking increase
	from two spaces to four for a propo	osed four-story, four-dwelling
	unit building with on-site parking l	ocated within bus line corridor.
• Approved		
147-25-S	ZONING DISTRICT: B3-1	WARD: 35
APPLICANT:	Martin & Eileen Newell	
OWNER:	Jose A Hernandez	
PREMISES AFFECTED:	3113 N. Kedzie Avenue	
SUBJECT:	Application for a special use to est second floor for a proposed two-st	

• Approved

148-25-Z	ZONING DISTRICT: B3-1	WARD: 35
APPLICANT:	Martin & Eileen Newell	
OWNER:	Jose A. Hernandez	
PREMISES AFFECTED:	3113 N. Kedzie Avenue	
SUBJECT:	Application for a variation to the busection 17-3-0504-B to allow the fat the sidewalk for a proposed two-stor is located within 2,640 of a CTA rates and the sidewalk for a proposed two-stores are sidewalk for a p	acade that is greater than 5' from ory, single-family residence that
 Approved 		

which is located within 2,640' of a CTA rail station entrance.

149-25-S	ZONING DISTRICT: RT-4	WARD: 28
APPLICANT:	MAAFA Redemption Project Inc.	
OWNER:	Marshall Hatch Jr.	
PREMISES AFFECTED:	4241 W. Washington Boulevard	
SUBJECT:	Application for a special use to establi	sh a proposed community
	center in an existing two-story buildin	g.
 Approved 		

150-25-ZZONING DISTRICT: RT-4WARD: 28APPLICANT:MAAFA Redemption Project Inc.OWNER:Marshall Hatch Jr.PREMISES AFFECTED:4241 W. Washington BoulevardSUBJECT:Application for a variation to reduce the rear setback from 50' to
43.62' to convert an existing two-story religious assembly building
to a community center with, new accessible ramp and new rear
addition per plans.

151-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-5 Natural Clovers Spa, LLC Sona 345 North Avenue Realty, Inc. 345 W. North Avenue Application for a special use to establish	WARD: 27
152-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 Thomas and Mariana Mallidi Same as applicant 1261 N. Wolcott Avenue Application for a variation to reduce the required 30.74' to 18.51' for a proposed 6' and a raised deck in the rear of an ex- residence.	d exterior circular stair over
• Approved		
153-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B2-5 Moises Cervantes Moises & Francisca Cervantes 713 W. 19th Place Application for a variation to reduce th required 30' to 22.5' for a proposed two building with two on-site parking space lot located within a CTA bus line corre	o-story, two dwelling unit es located at the rear of the
154-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B2-3 Moises Cervantes Moises and Francisca Cervantes 713 W. 19th Place Application for a variation to increase required one space to two for a propos unit building with two open parking sp rear of the lot located within a CTA bu	ed two-story, two-dwelling paces on site located at the
155-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B2-3 Moises Cervantes Moises & Francisca Cervantes 715 W. 19th Place Application for a variation to reduce th parking spaces to zero for an existing building located within a bus line corr 4,054 square foot of lot area two be di	two-story five-dwelling unit idor with the existing overall

• Approved

156-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C3-1 AG Bells II, LLC Old Second National Bank 6500 W. North Avenue Application for a special use to establis through with bypass lane facility to ser fast-food restaurant.	-
157-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C3-1 AG Bells II, LLC Old Second National Bank 6500 W. North Avenue Application for a variation to reduce the transparency requirement by 25% along proposed one-story restaurant with a sin by pass lane.	g North Avenue for a
• Approved 158-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C3-1 AG Bells II, LLC Old Second National Bank 6500 W. North Avenue Application for a variation to allow the sidewalk to be greater than 5' along Na setback of 21') for a proposed one-stor lane drive-through and a bypass lane.	tchez Avenue (proposed
159-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C3-1 AG Bells II, LLC Old Second National Bank 6500 W. North Avenue Application for a variation to allow one Avenue and two driveways along N. N proposed one-story restaurant with a sin bypass lane.	atchez Avenue for a
160-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: PMD-11 Everclean CW LLC 11 AMK Illinois, Ltd. 2412-88 W. Archer Avenue Application for a special use to expand	WARD: 11 an existing car wash.

161-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RS-3 Nathan LaPorte Todd M. LaPorte Revocable Trust 1451 W. Pensacola Avenue Application for a variation to increase to maximum 30' to 31.7' for a proposed the floor addition for the existing three-stop	hird floor dormer and third
162-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RS-3 Nathan LaPorte Todd M. La Porte Revocable Trust 1451 W. Pensacola Avenue Application for a variation to reduce th required 2' to 0.62' (east to be 1.97') co from 5' to 2.59' for a proposed third flo attic rear additions for an existing three residence.	mbined side yard setback or dormer and basement and
163-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4 James Turner Same as applicant 3359 S. Indiana Avenue Application for a variation to reduce th from the required 3,000 square feet to 2 proposed third dwelling unit in the bas story, two dwelling unit building to be dwelling unit building.	2,952 square feet for a ement of an existing two-
164-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4 James Turner Same as applicant 3359 S. Indiana Avenue Application for a variation to reduce to the required 144 square feet to zero for unit in the basement of an existing two be converted to a three-dwelling unit b	a proposed third dwelling -story, two dwelling unit to
165-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-2 Katherine Delacey Katherine & Patrick DeLacey 1019 W. Webster Avenue Application for a variation to reduce th required 30' to 6.75' for a proposed real second story covered deck and third-st three-story building containing an offici	r two-story addition, a rear ory roof deck on an existing

with three unenclosed parking spaces.

• Approved

166-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 OCN Management, LLC Same as applicant 3340 N. Ashland Avenue Application for a special use to establis ground floor of a one-story building with first floor.	
• Approved		
167-25-S	ZONING DISTRICT: RS-2	WARD: 6
APPLICANT:	Henry's Sober Living House	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7735 S. Vernon Avenue	
SUBJECT:	Application for a special use to establish an existing three-story building.	sh a transitional residence in

• Approved

168-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Withdrawn	ZONING DISTRICT: RS-2WARD: 6Henrys Sober Living HouseSame as applicant7735 S. Vernon AvenueApplication for a variation to reduce the number of required off- street parking spaces for a transit served location from three spaces to one for a propose transitional residence in an existing three-story building located within a qualifying CTA bus line corridor.
169-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4WARD: 17Lawndale Educational and Regional Network Charter SchoolSame as applicant1700 W. 83rd StreetApplication for a variation to reduce the rear setback from therequired 37.5' to 0.69'for a proposed two-story addition to anexisting three-story school.
170-25-Z APPLICANT: OWNER: PREMISES AFFECTED:	ZONING DISTRICT: RT-4WARD: 17Lawndale Educational and Regional Network Charter SchoolSame as applicant1700 W.83rd Street

SUBJECT: • Approved	Application for a variation to increase the maximum floor area ratio from 1.2 to 1.64 for a proposed two-story addition to an existing three-story school.
171-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4WARD: 17Lawndale Educational and Regional Network Charter SchoolSame as applicant1700 W. 83rd StreetApplication for a variation to reduce the rear yard open space from2,157 square feet to zero for a proposed two-story addition to anexisting three-story school.
172-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4WARD: 17Lawndale Educational and Regional Network Charter SchoolSame as applicant1700 W. 83rd StreetApplication for a variation to reduce the minimum length of therequired loading space from 50' to 25' for a proposed two-storyaddition to an existing three-story school.
173-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4WARD: 17Lawndale Educational and Regional Network Charter SchoolGregory White8255 S. Paulina StreetApplication for a special use to establish required accessory offsiteparking for an existing school at 1700 W. 83rd street which islocated not more than 600' from the use served for an existingthree-story school with a proposed two-story addition to anexisting three-story school.
174-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4WARD: 17Lawndale Educational and Regional Network Charter SchoolsGregory White8255 S. Paulina StreetApplication for a special use to establish a non-accessory parkinglot with twenty-four parking stalls.
175-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4WARD: 17Lawndale Education and Regional Network Charter SchoolGregory White8255 S. Paulina StreetApplication for a variation to waive the required 7' landscapesetback with tree and shrubs along 83rd Street and to allow theornamental metal fence to be installed at the property line instead

of 5' from the property line along 83rd Street and to waive the required hose bibs for the required off-site parking lot at 1700 W. 83rd Street.

Approved .

176-25-Z	ZONING DISTRICT: RT-4 WARD: 17
APPLICANT:	Lawndale Educational and Regional Network Charter School
OWNER:	Gregory White
PREMISES AFFECTED:	8255 S. Paulina Street
SUBJECT:	Application for a variation to reduce the front setback from the required 15' to 4.61' for a proposed non-accessory parking lot with
	twenty-four parking stalls.

Withdrawn •

177-25-S	ZONING DISTRICT: C2-1	WARD: 48
APPLICANT:	Green & Kinnick, LLC	
OWNER:	Shameem Ali	
PREMISES AFFECTED:	6320 N. Broadway	
SUBJECT:	Application for a special use to establi	sh an adult use cannabis
	dispensary.	

Approved

CONTINUANCES

65-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-2 944 N Damen, LLC Same as applicant 944 N. Damen Avenue Application for a special use to establis proposed three-story, six dwelling unit	
82-25-S	ZONING DISTRICT: B3-2	WARD: 28
APPLICANT:	Sauce Bros, LLC dba Peanut Park Trattoria	
OWNER:	Taylor and Loomis, LLC	

SUBJECT: • Approved

Taylor and Loomis, LLC **PREMISES AFFECTED:** 1359 W. Taylor Street Application for a special use to establish an outdoor rooftop patio.

95-25-S

ZONING DISTRICT: B3-1

WARD: 11

WARD: 11

Liberty Mart Inc. dba Bridgeport Shell **APPLICANT:** Warsi Management, LLC **OWNER:** PREMISES AFFECTED: 215 W. 31st Street Application for a special use to modify an existing gas station and SUBJECT: expand an existing convenience store with a second-floor office.

Approved .

96-25-Z

ZONING DISTRICT: B3-1

APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	Liberty Mart Inc. dba Bridgeport Shell Warsi Management, LLC 215 W. 31st Street Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 12,500 square feet +/- to allow modifications to a gas station and the expansion of an existing		
	convenience store with second floor office.		
 Approved 	convenience store with second hoor office.		
npprovou			
97-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1WARD: 11Liberty Mart Inc. dba Bridgeport ShellWarsi Management, LLC215 W. 31st StreetApplication for a variation to reduce the perimeter landscape from seven feet to five feet long Wells Street, eliminate perimeter trees along Wells Street aliminate the landscape astheals.		
	along Wells Street, eliminate the landscape setback, ornamental fencing, perimeter trees and shrub hedge along 31st street, eliminate six required interior trees and reduce the interior landscape area from 646 square feet to 140 square feet.		
• Approved			
<u>2:00 P.M.</u>			
178-25-S	ZONING DISTRICT: B3-2 WARD: 32		
178-25-S APPLICANT:			
	ZONING DISTRICT: B3-2WARD: 321326 W George, LLCSame as applicant		
APPLICANT:	1326 W George, LLC		
APPLICANT: OWNER:	1326 W George, LLC Same as applicant		
APPLICANT: OWNER: PREMISES AFFECTED:	1326 W George, LLCSame as applicant1326 W. George StreetApplication for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line		
APPLICANT: OWNER: PREMISES AFFECTED:	1326 W George, LLCSame as applicant1326 W. George StreetApplication for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	1326 W George, LLCSame as applicant1326 W. George StreetApplication for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building.		
APPLICANT: OWNER: PREMISES AFFECTED:	1326 W George, LLCSame as applicant1326 W. George StreetApplication for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building.		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 179-25-Z	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 179-25-Z APPLICANT:	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W George, LLC 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 179-25-Z APPLICANT: OWNER:	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W George, LLC Same as applicant 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 179-25-Z APPLICANT:	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W George, LLC Same as applicant 1326 W. George Street 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 179-25-Z APPLICANT: OWNER: PREMISES AFFECTED:	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W George, LLC Same as applicant 1326 W. George Street Application for a variation to reduce the rear setback from the required 30' to 29.42' for the proposed expansion of a three-story, 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 179-25-Z APPLICANT: OWNER: PREMISES AFFECTED:	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W George, LLC Same as applicant 1326 W. George Street Application for a variation to reduce the rear setback from the 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 179-25-Z APPLICANT: OWNER: PREMISES AFFECTED:	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W George, LLC Same as applicant 1326 W. George Street Application for a variation to reduce the rear setback from the required 30' to 29.42' for the proposed expansion of a three-story, four-dwelling unit building with a three-story east side addition. 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: Continued to July 1 179-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: Continued to July 1	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W George, LLC Same as applicant 1326 W. George Street Application for a variation to reduce the rear setback from the required 30' to 29.42' for the proposed expansion of a three-story, four-dwelling unit building with a three-story east side addition. 8, 2025 at 2:00pm 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 179-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 • 180-25-Z	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W George, LLC Same as applicant 1326 W. George Street Application for a variation to reduce the rear setback from the required 30' to 29.42' for the proposed expansion of a three-story, four-dwelling unit building with a three-story east side addition. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 179-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 • 180-25-Z APPLICANT:	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W George, LLC Same as applicant 1326 W. George Street Application for a variation to reduce the rear setback from the required 30' to 29.42' for the proposed expansion of a three-story, four-dwelling unit building with a three-story east side addition. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W. George, LLC 		
APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 179-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1 • 180-25-Z	 1326 W George, LLC Same as applicant 1326 W. George Street Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 1326 W George, LLC Same as applicant 1326 W. George Street Application for a variation to reduce the rear setback from the required 30' to 29.42' for the proposed expansion of a three-story, four-dwelling unit building with a three-story east side addition. 8, 2025 at 2:00pm ZONING DISTRICT: B3-2 WARD: 32 		

Application for a variation to increase the parking requirement from two spaces to three spaces for a proposed three-story, four-

SUBJECT:

dwelling unit building with an east side addition. • Continued to July 18, 2025 at 2:00pm

181-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RS-1 James Gorney Same as applicant 3710 W. 113th Street Application for a variation to reduce th required 17.41' to 12.42', east side setback be 11.46'), combined side yard setback second floor addition, front porch and r one-story, single-family residence.	ack from 4' to 3.72' (west to to be 15.18' for a proposed
182-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RS-3 Aldo Vultaggio Jessica Anne Vultaggio 3933 N. Leavitt Street Application for a variation to reduce th the required 2.4' to zero (south to be 2.4 setback from 6' to 2.87', rear setback fr built two-story single-family residence two-car garage with roof deck and one- stair.	87') combined side yard om 34.78' to 1.88' for an as and accessory detached
183-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Matiman108 Inc. 1023 W. Argyle, LLC 1025-27 W. Argyle Street Application for a special use to establis	WARD: 48
 Approved 184-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: Approved 	ZONING DISTRICT: RS-3WARD: 12Danny's Construction Group, Inc.Crescenta Real Property, LLC2622-24 W. 36th StreetApplication for a variation to reduce the front setback from therequired 16.32' to 10.25', east side setback from 2' to 0.5' (westfrom 2' to 1.6', combined side yard setback from 5' to 2.1' for thedivision of an improved zoning lot where an existing one-storysingle-family residence is to remain, and a two-story single-familyresidence is proposed for 2622 W. 36 th Street.	
185-25-Z APPLICANT: OWNER:	ZONING DISTRICT: C1-1 Fam-LI Entertainment, LLC Maurice L. Neeley	WARD: 37

PREMISES AFFECTED: SUBJECT: • Approved	4735 W. North Avenue Application for a variation to establish a public place of amusement license for a proposed tavern in a proposed one-story building which is located withing 125' of a residential zoning district.		
186-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C2-3 5394 N. Milwaukee, LLC Same as applicant 5394 N. Milwaukee Avenue Application for a special use to establish	WARD: 45	
187-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to June 2	ZONING DISTRICT: B3-1WARD: 37DJ Lipgloss Entertainment, LLC dba On the AveMatias Pizarro4903 W. Chicago AvenueApplication for a special use to establish an indoor event venuewith an occupancy of less than one hundred.20, 2025 at 2:00pm		
188-22-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C1-2WARD: 26The Hi-Lo c/o Issac LibermanIL Holdings, LLC 1108-10 N. California c/o Isaac Liberman1108-10 N. California Avenue Floor 1Application for a variation to establish a public place of amusement license to provide ticket sales, private and public events located with 125' of a residential zoning district.		
189-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C2-1 BP Products North America, Inc. Same as applicant 4832-4852 W. 47th Street Application for a special use to establish charging station.	WARD: 22	
190-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B2-5WARD: 27Diplomat Owner, LLC440 Morgan, LLC dba 450 Morgan, LLC440-50 N. Morgan Street / 1000-10 W. Hubbard StreetApplication for a special use to establish residential use to belocated within 660 feet of an existing use listed in 17-3-0307-1(wholesaling or warehousing operation).		

CONTINUANCES

58-25-SZONING DISTRICT: RT-4WARD: 6APPLICANT:Next Steps recovery Support & Services, LLCOWNER:Next Steps, NFPPREMISES AFFECTED:7033 S. Yale Ave.SUBJECT:Application for a special use to establish a transitional residence
within an existing three-story building to provide sober living and
recovery services for up to thirteen male adults at the subject site.

• Continued to July 18, 2025 at 2:00pm

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its April 18, 2025 regular meeting.

Adjournment.